

## \$469,990 - 3975 Wrenloop, Edmonton

MLS® #E4450976

**\$469,990**

3 Bedroom, 2.50 Bathroom, 1,653 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this brand new, never-lived-in 3-bedroom, 2.5-bathroom home—a perfect blend of style, comfort, and future potential. Feel the freshness of new paint as you step into a thoughtfully designed layout featuring durable vinyl flooring, quartz countertops, trendy light fixtures, and a full suite of stainless steel appliances. The open-concept main floor offers modern living with natural light throughout. Upstairs, enjoy three spacious bedrooms including a well-appointed primary suite with an ensuite and walk-in closet. The unfinished basement with a separate side entrance provides excellent potential for future development—whether it's a legal suite subject to city approval, home gym, bar etc. Tall ceilings throughout Outside, you'll find a rear parking pad for off-street parking. Located in a vibrant and growing community, this home is conveniently connected to major highways and close to schools, daycares, coffee shops, retail stores, parks, and more. This property is still under New Home Warranty.

Built in 2025

### Essential Information

MLS® # E4450976

Price \$469,990



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,653                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3975 Wrenloop   |
| Area        | Edmonton        |
| Subdivision | Kinglet Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0S9         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, Unfinished                                                 |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Vinyl                                   |
| Foundation        | Concrete Perimeter                            |

**Additional Information**

Date Listed            August 2nd, 2025  
Days on Market      5  
Zoning                Zone 59

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